071.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	877,900	/	877,900
USE VALUE:	877,900	/	877,900
ASSESSED:	877,900	/	877,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DRISCOLL PAMELA J/TRUSTEE
Owner 2:	PAMELA J DRISCOLL REVOCABLE TR
Owner 3:	
Street 1:	5 BEVERLY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DRISCOLL PAMELA J -
Owner 2:	-
Street 1:	5 BEVERLY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,050 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Clapboard Exterior and 2184 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9050.000	393,000	800	484,100	877,900
Total Card	0.208	393,000	800	484,100	877,900
Total Parcel	0.208	393,000	800	484,100	877,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.92 | /Parcel: 401.9

Legal Description

User Acct 45187

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/19/18

PREVIOUS ASSESSMENT

Parcel ID 071.0-0002-0002.0

!6036!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	393,100	800	9,050.	484,100	878,000	878,000	Year End Roll	12/18/2019
2019	101	FV	314,800	0	9,050.	484,100	798,900	798,900	Year End Roll	1/3/2019
2018	101	FV	314,800	0	9,050.	414,900	729,700	729,700	Year End Roll	12/20/2017
2017	101	FV	314,800	0	9,050.	387,200	702,000	702,000	Year End Roll	1/3/2017
2016	101	FV	314,800	0	9,050.	331,900	646,700	646,700	Year End	1/4/2016
2015	101	FV	295,700	0	9,050.	297,300	593,000	593,000	Year End Roll	12/11/2014
2014	101	FV	295,700	0	9,050.	275,200	570,900	570,900	Year End Roll	12/16/2013
2013	101	FV	295,700	0	9,050.	262,400	558,100	558,100		12/13/2012

PRINT

Date	Time
12/10/20	20:51:08

LAST REV

Date	Time
12/26/19	14:52:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6036

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRISCOLL PAMELA	1489-32		5/6/2016	Convenience	1	No	No		
DRISCOLL JOHN J	1153-46		3/22/1996		1	No	No		F

USER DEFINED

Prior Id # 1:	45187
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2019	1459	Re-Roof	13,150					
7/31/2017	969	Porch	9,400	C				
10/21/1997	639	Manual	5,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	BS	Barbara S
4/7/2009	Meas/Inspect	163	PATRIOT
3/30/2000	Missed Appt.	264	PATRIOT
10/12/1999	Measured	267	PATRIOT
7/27/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9050		Sq. Ft.	Site		0	70.	0.76	4									484,051						484,100	

Total AC/HA: 0.20776 | Total SF/SM: 9050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 484,051 | Spl Credit | Total: 484,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.22408414
Const Adj.:	0.99742496
Adj $ / SQ:	128.198
Other Features:	92000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	482821
Depreciation:	89805
Depreciated Total:	393016

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	

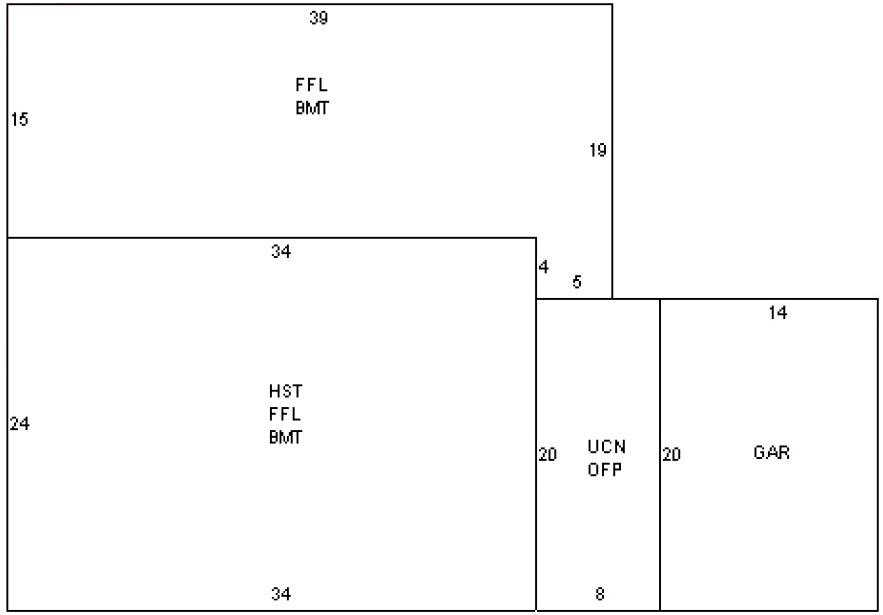
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	155.12
Special Features:	0	Val/Su Net:	102.08
Final Total:	393000	Val/Su SzAd	214.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,421	41.540	59,023
FFL	First Floor	1,421	128.200	182,169
HST	Half Story	408	128.200	52,305
GAR	Garage	280	23.870	6,683
OFP	Open Porch	160	26.740	4,279
UCN	Canopy	160	16.050	2,567

Net Sketched Area:	3,850			Total:	307,026
Size Ad	1829	Gross Are	4258	FinArea	2184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X18	A	AV	1990	3.41	T	23.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800